

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Kern County**

State: **CA**

PJ's Total HOME Allocation Received: **\$38,756,423**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	93			
Program Progress:							
% of Funds Committed	97.95 %	94.61 %	20	95.51 %	80	76	
% of Funds Disbursed	87.13 %	86.79 %	40	87.58 %	39	41	
Leveraging Ratio for Rental Activities	5.97	5.85	1	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	72.25 %	77.30 %	61	82.17 %	19	16	
% of Completed CHDO Disbursements to All CHDO Reservations***	68.38 %	69.91 %	41	71.17 %	40	36	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	85.35 %	81.87 %	37	81.54 %	57	55	
% of 0-30% AMI Renters to All Renters***	32.37 %	41.12 %	63	45.68 %	25	26	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	96.50 %	1	96.19 %	100	100	
Overall Ranking:			In State:	39 / 93	Nationally:	37 41	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$33,661	\$36,770		\$27,510	553 Units	56.80 %	
Homebuyer Unit	\$5,485	\$21,420		\$15,239	225 Units	23.10 %	
Homeowner-Rehab Unit	\$41,660	\$27,404		\$20,932	196 Units	20.10 %	
TBRA Unit	\$0	\$2,249		\$3,121	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Kern County CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$101,308	\$52,307	\$45,150
State:*	\$141,187	\$115,957	\$28,714
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.03

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	14.6	28.4	50.0	0.0
Black/African American:	8.9	1.3	3.1	0.0
Asian:	0.2	0.0	0.0	0.0
American Indian/Alaska Native:	0.5	0.9	2.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.2	0.0	0.0	0.0
Asian/Pacific Islander:	0.2	0.9	0.0	0.0

ETHNICITY:

Hispanic	75.4	67.6	44.9	0.0
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HOUSEHOLD SIZE:

1 Person:	19.5	13.8	41.3	0.0
2 Persons:	9.6	13.8	34.7	0.0
3 Persons:	17.0	20.4	8.7	0.0
4 Persons:	22.1	25.3	7.7	0.0
5 Persons:	17.0	15.1	4.1	0.0
6 Persons:	9.9	6.7	3.1	0.0
7 Persons:	3.1	2.7	0.5	0.0
8 or more Persons:	1.8	1.3	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	24.2	12.4	12.2	0.0
Elderly:	2.2	3.6	66.8	0.0
Related/Single Parent:	22.1	15.6	5.6	0.0
Related/Two Parent:	38.5	55.1	10.2	0.0
Other:	13.0	12.4	4.6	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	4.7	0.0 [#]
HOME TBRA:	14.8	
Other:	24.8	
No Assistance:	55.7	

of Section 504 Compliant Units / Completed Units Since 2001 63

* The State average includes all local and the State PJs within that state

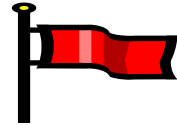
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Kern County State: CA Group Rank: 37
 (Percentile)
 State Rank: 39 / 93 PJs Overall Rank: 41
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	72.25	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	68.38	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	85.35	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	2.35	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

